

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	CDC, Anthony Fiorentino, 1517 El Camino Ave., Sacramento, CA 95815				
OWNER	University Center Partner, 1501 El Camino Avenue, Sacramento, CA 95815				
PLANS BY	CDC, Anthony Fiorentino, 1517 El Camino Avenue, Sacramento, CA 95815				
FILING DATE	2-17-84	50 DAY CPC ACTION DATE	3-22-84	REPORT BY	SC:bw
NEGATIVE DEC	2-27-84	EIR		ASSESSOR'S PCL. NO.	295-381-02

- APPLICATION:
1. Environmental Determination
 2. Amendment of the Campus Commons PUD Schematic Plan from service station to office
 3. Special Permit a) to develop a 12,000 sq. ft. office building in the Shopping Center (SC) PUD zone (Sec. 8-C-3); b) Special Permit to develop a drive-thru service (Sec. 2-B)

LOCATION: 2264 Fair Oaks Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a financial institution on a site currently developed with a service station in the Campus Commons PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1968 West Arden Community Plan Designation:	Campus Commons PUD
Existing Zoning of Site:	SC
Existing Land Use of Site:	Vacant gas station
Surrounding Land Use and Zoning:	
North:	Office; County
South:	Retail/ Shopping Center; SC-PUD
East:	Service Station; SC & OB-PUD
West:	Retail; SC-PUD

Parking Required:	48 (1 space for 250 sq. ft.)	211
Parking Provided:	48 spaces	30
Property Dimensions:	Approx. 175' x 175'	
Property Area:	.73± acres	
Square Footage of Building:	12,000	
Height of Structure:	28 feet	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	To be provided	
Exterior Building Colors:	Tan and off-white	
Exterior Building Materials:	Brick and stucco	

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STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the Campus Commons PUD adjacent to the University Village Shopping Center. The site is presently developed with a service station. During an inspection of the site, staff noted that a recreational vehicle sales lot was operating on the subject site. This use is in violation of the Zoning Ordinance since RV sales lots and storage are not permitted in the Shopping Center zone.

APPLC. NO. P84-079

MEETING DATE March 22, 1984

CPC ITEM NO. 12

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The property owner should be advised that the City is undertaking enforcement proceedings to remove the business from this location.

2. The proposed office use is allowed in the Shopping Center zone within the PUD provided a special permit is approved for the use. Since the site was designated for a service station, an amendment to the Campus Commons PUD is necessary to allow the office development. The adjacent properties are developed with commercial and office uses. As proposed, staff has no objections to the applicant's request since it will be compatible with the surrounding uses.
3. The site plan indicates that 48 parking spaces are provided for the office development. The proposed parking meets the required parking ratio of one space per 250 square feet of gross floor area. The applicant must comply with the 50 percent shading requirement for the parking area. Landscape, irrigation and shading plans will be required prior to issuance of a building permit.
4. The applicant proposes to develop a drive-thru service in conjunction with the financial institution. The drive-thru window is located on the south side of the site. The site plan indicates that adequate stacking and maneuvering space is provided for the drive-thru service.
5. The site plan indicates that parking stalls adjacent to the required six-foot walkway have been reduced by two feet from the minimum required stall depth. Although the ordinance allows auto overhang in the landscaped planter area, this overhang is not allowed over required pedestrian walkways (6-foot walkway). The applicant will be required to modify the plans by increasing the walkway width by two feet into the adjacent planter (walkway will be 8 feet wide).
6. The proposed elevations, building materials and colors conform to the design of the adjacent shopping center. The applicant will, however, be required to submit plans to the City's Design Review Board since the project is located in the Campus Commons PUD.
7. The applicant proposes to provide a detached monument sign and two attached signs in conjunction with this development. The signs conform to the City's Sign Ordinance.
8. The plans were reviewed by the City Traffic Engineer who indicated no objections to the proposal. The circulation, as well as the stacking and maneuvering space for the drive-thru service, is adequate.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Campus Commons PUD Schematic Plan amendment from service station to office designation;
3. Special Permit to develop a 12,000 square foot office building and a drive-thru service, subject to the following conditions and based upon Findings of Fact to follow.

Conditions - Special Permit

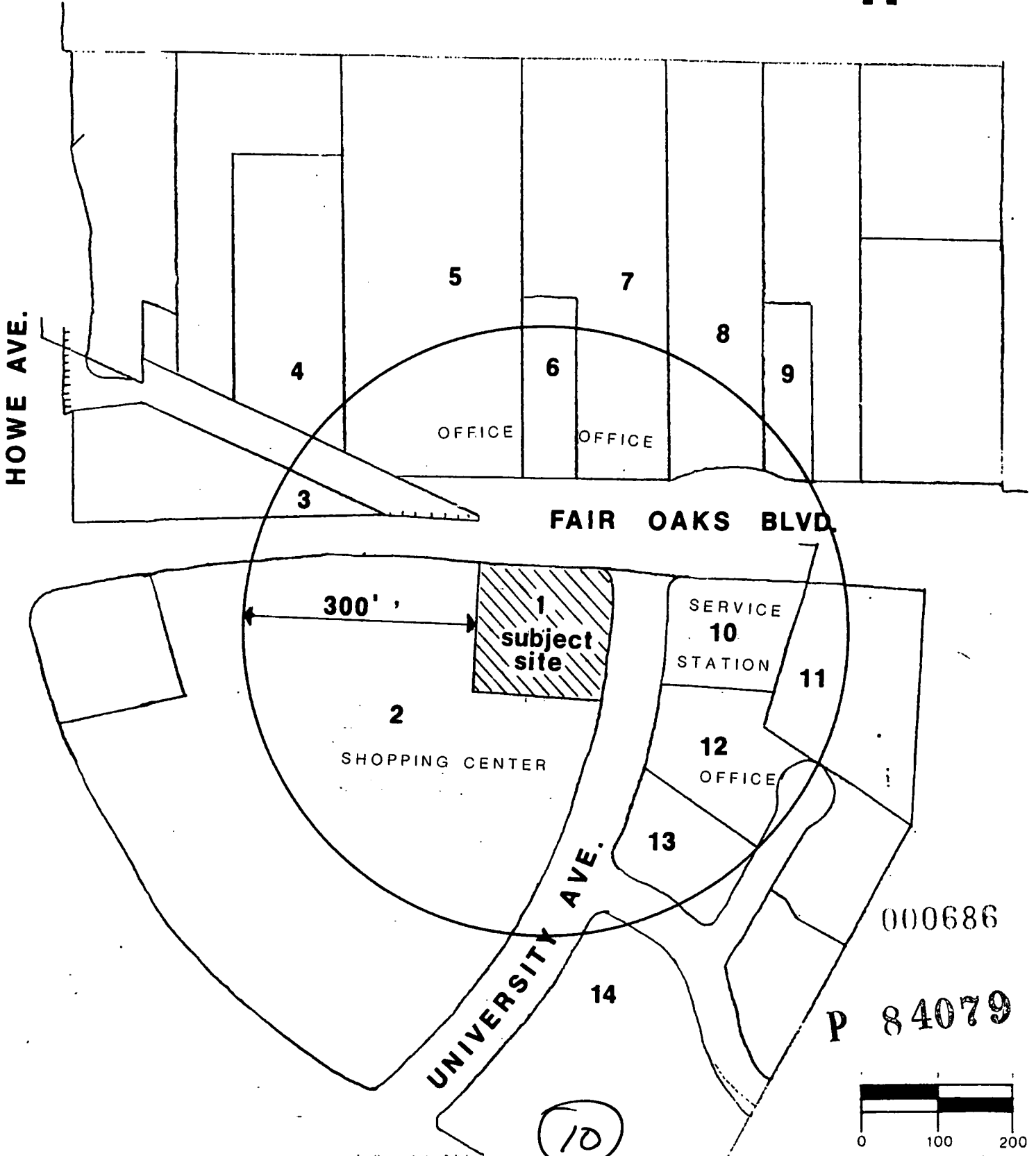
- a. The applicant shall submit landscape, irrigation and shading plans to the Planning Director for review and approval prior to issuance of a building permit;
- b. The applicant shall submit a revised parking plan for the review and approval of the Planning Director. The plans shall indicate a minimum six-foot pedestrian walkway between the parking lot and building. Parking stall depth shall be 18 feet;
- c. Subject to review and approval by the Preservation/Design Review Board.

Findings of Fact - Special Permit

- a. The special permit is based upon sound principles of land use in that office use is allowed in the Shopping Center zone;
- b. As proposed and conditioned, the special permit will not be detrimental to public health, welfare or safety or result in the creation of a nuisance in that adequate stacking and maneuvering space will be provided for the drive-thru service and the design of the project is compatible with the surrounding development;
- c. The special permit will be consistent with the West Arden Community Plan and the General Plan which designate the site for commercial and office uses.

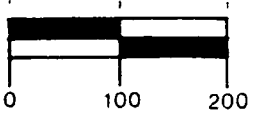
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LAND USE MAP



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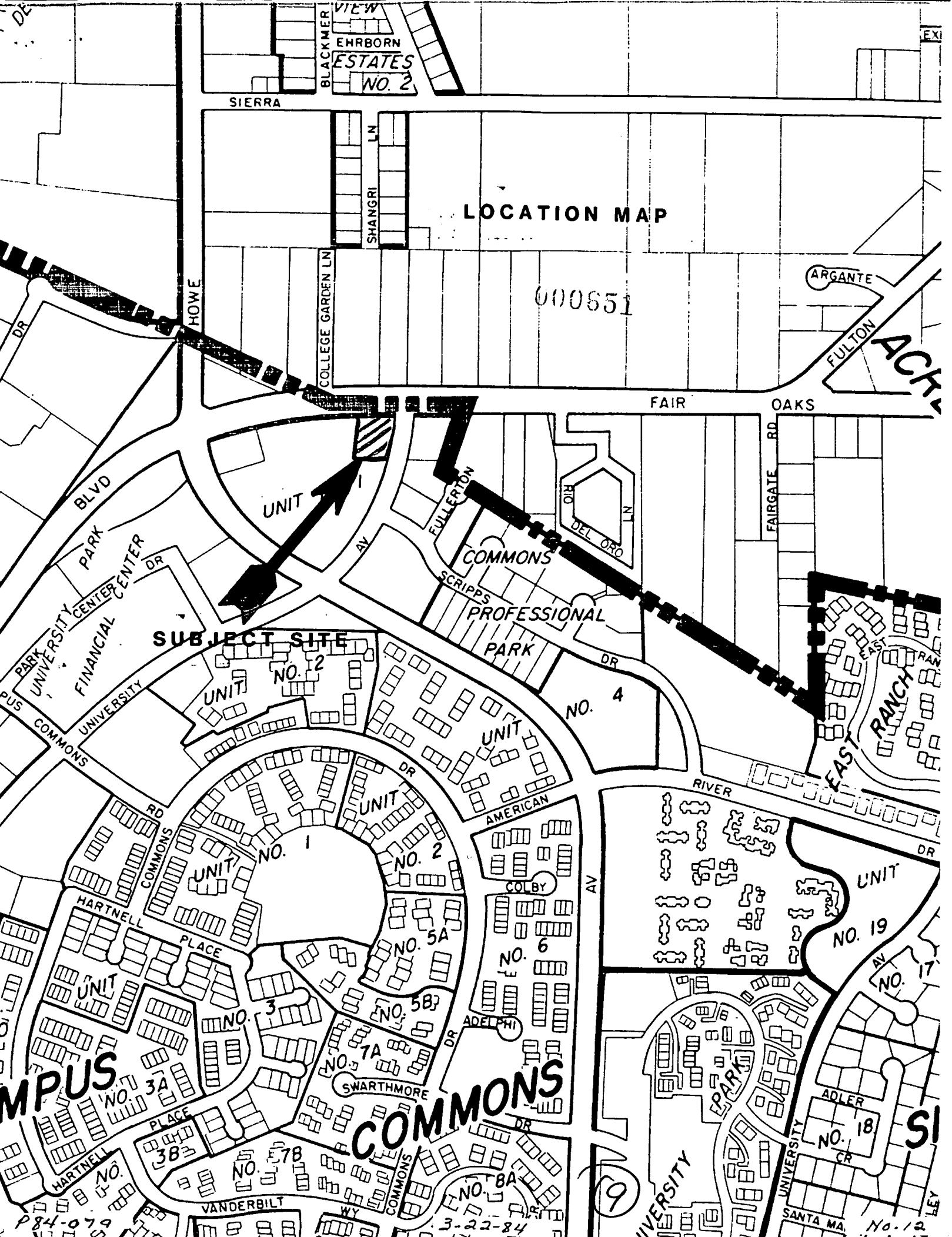
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LOCATION MAP

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SUBJECT SITE

UNIT 1

COMMONS

PROFESSIONAL PARK

UNIT NO. 2

NO. 4

UNIT NO. 1

UNIT NO. 2

UNIT NO. 3

UNIT NO. 5A

UNIT NO. 5B

UNIT NO. 7A

UNIT NO. 7B

UNIT NO. 8A

UNIT NO. 19

UNIT NO. 17

UNIT NO. 18

UNIT NO. 12

CAMPUS

COMMONS

SI

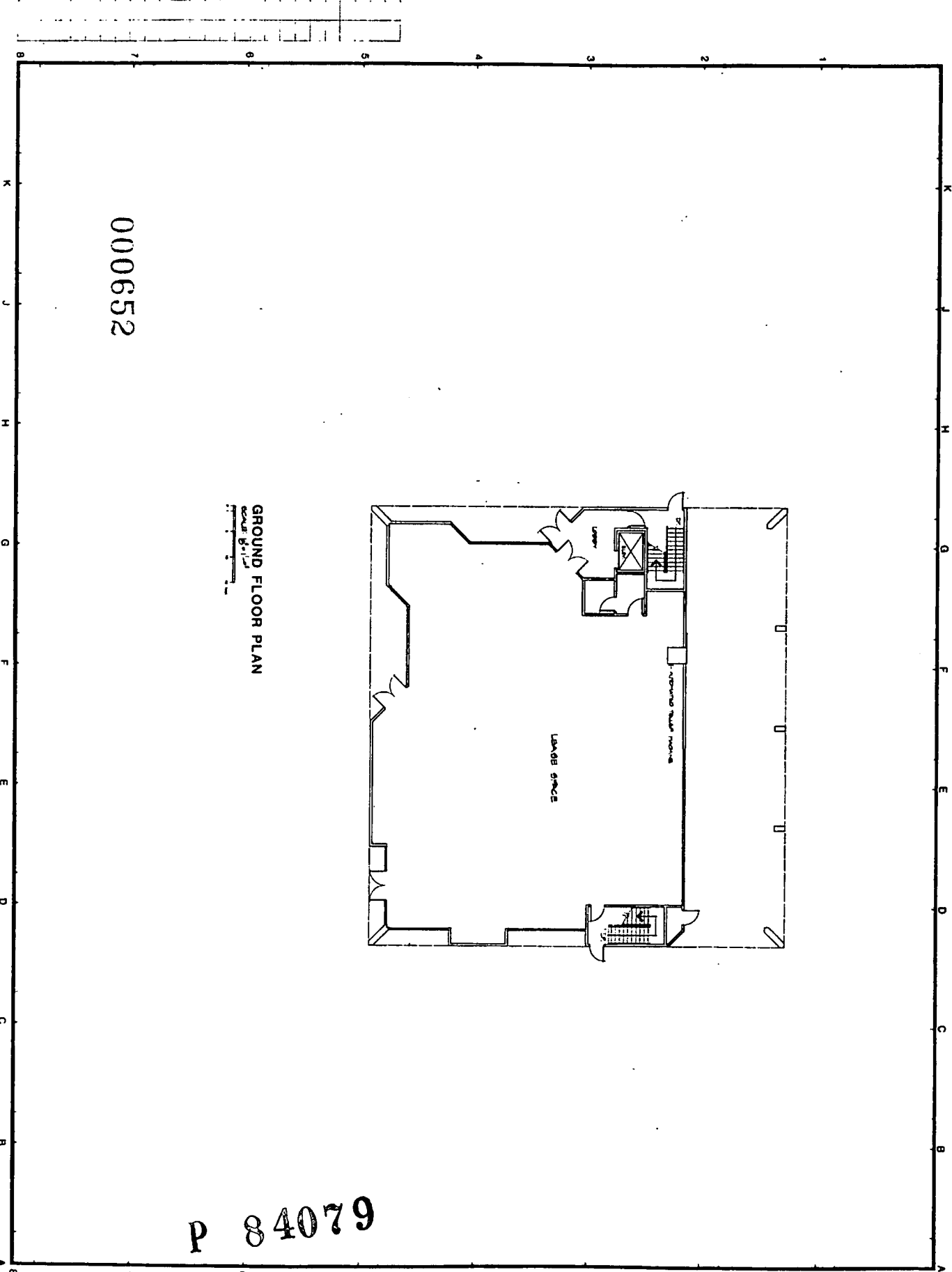
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NO. 12

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GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

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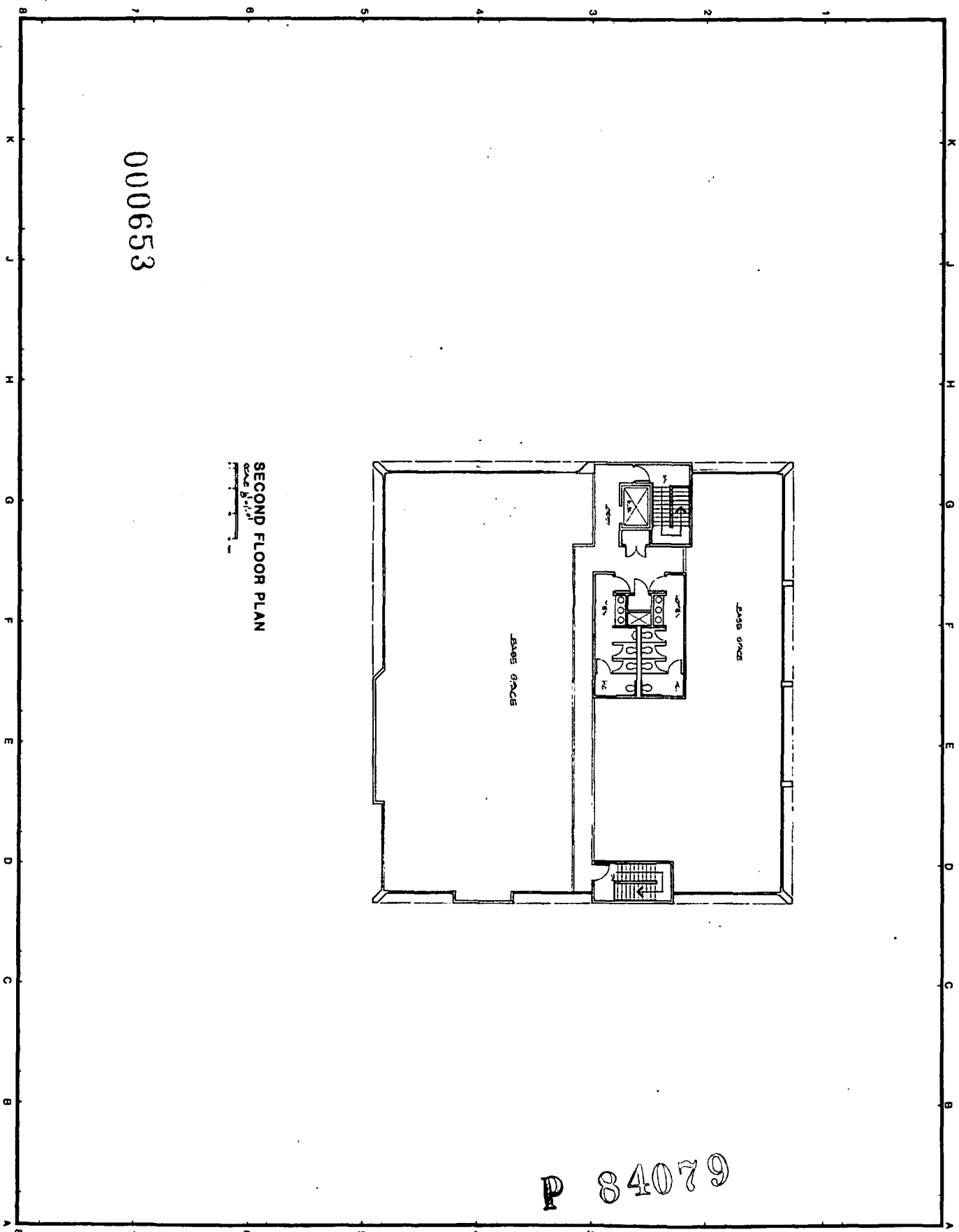
HOME FEDERAL BUILDING
2264 Fair Oaks Boulevard
Sacramento, CA

University Center Partnership

COLLABORATIVE DESIGN
CONSULTANTS

1000 J Street, Suite 100
Sacramento, CA 95811
Tel: (916) 441-1111
Fax: (916) 441-1112
www.collaborativedesign.com

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SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

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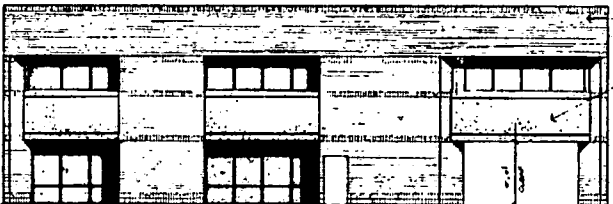
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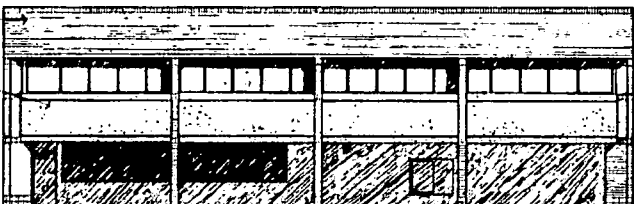
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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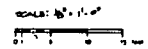
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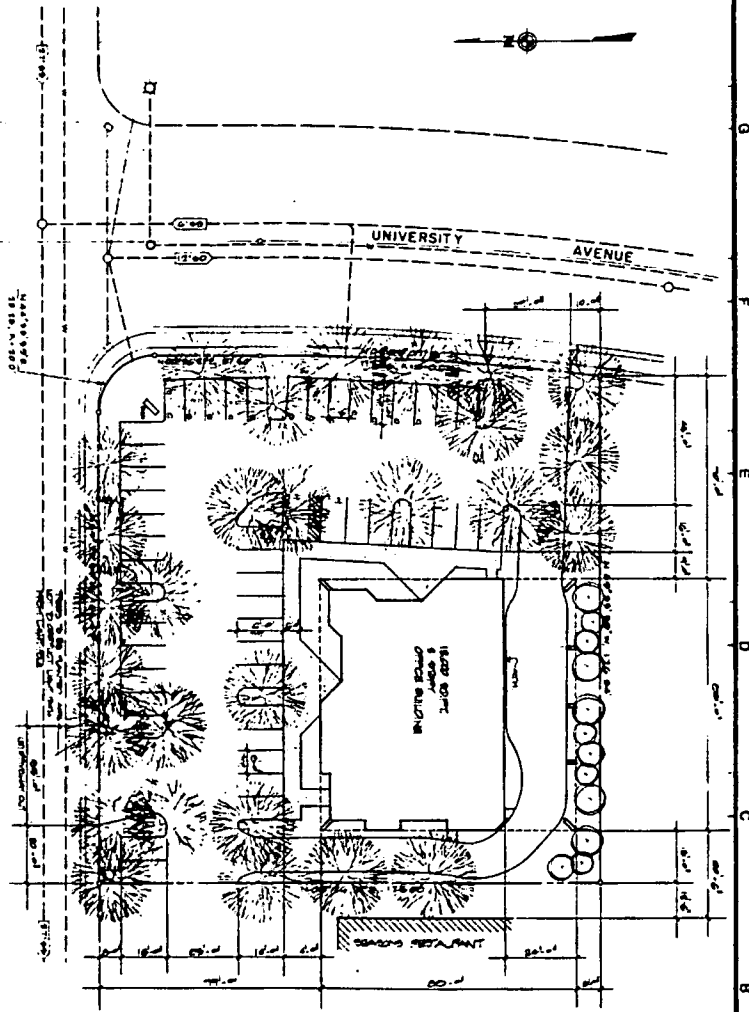
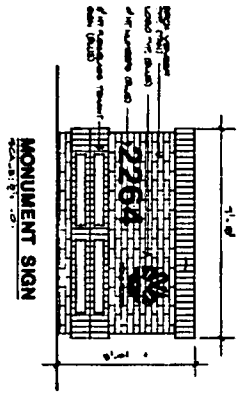
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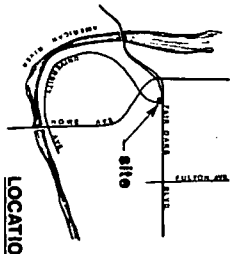
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EXHIBIT A-1

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FAIR OAKS BOULEVARD
 PLOT PLAN



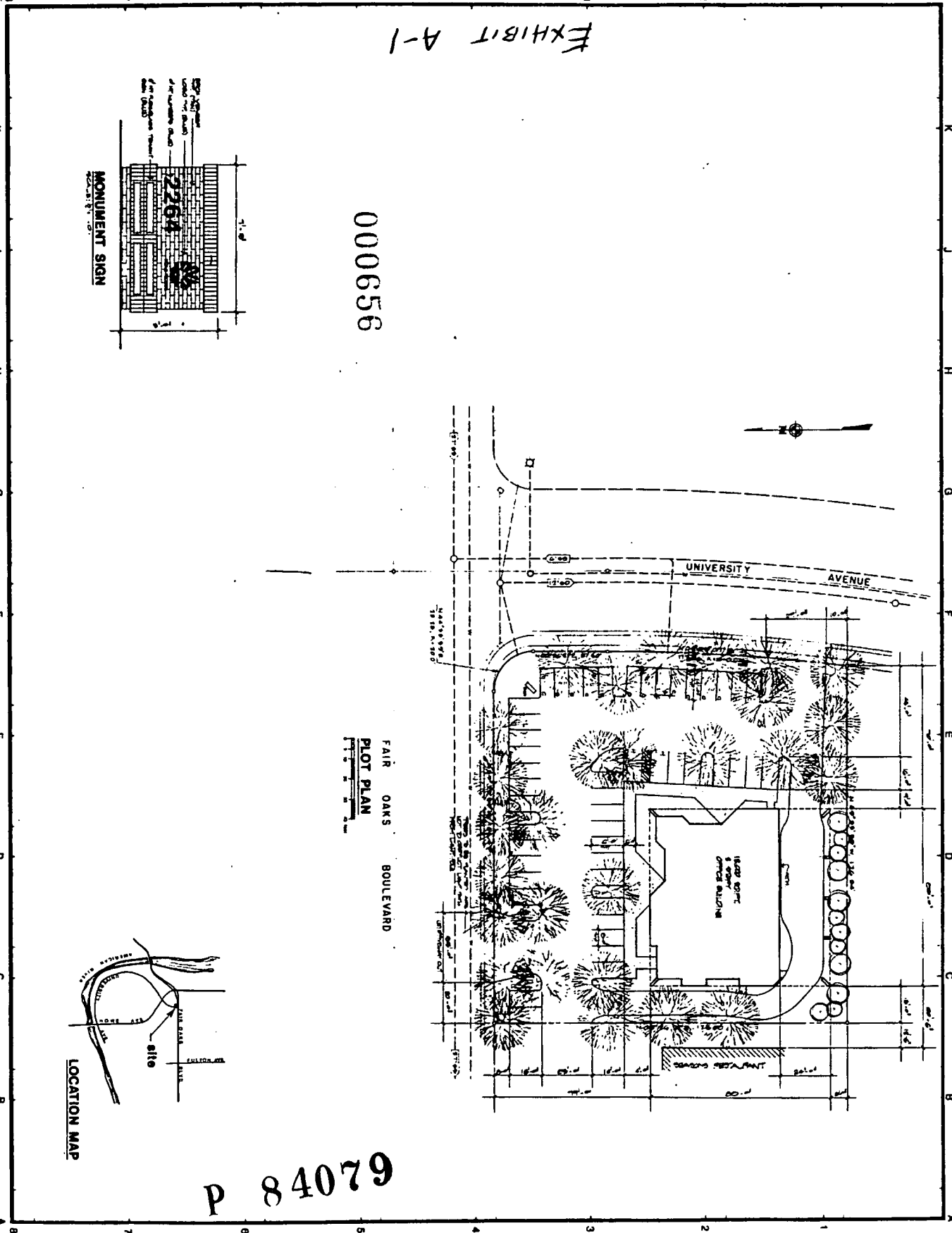
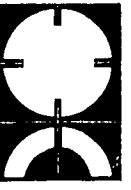
LOCATION MAP

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 2264 Fair Oaks Boulevard
 Sacramento, CA

University Center Partnership

COLLABORATIVE DESIGN CONSULTANTS
 ARCHITECTS ENGINEERS AND PLANNERS
 1111 J STREET, SUITE 200
 SACRAMENTO, CALIFORNIA 95811
 TEL: (916) 441-1111
 FAX: (916) 441-1112



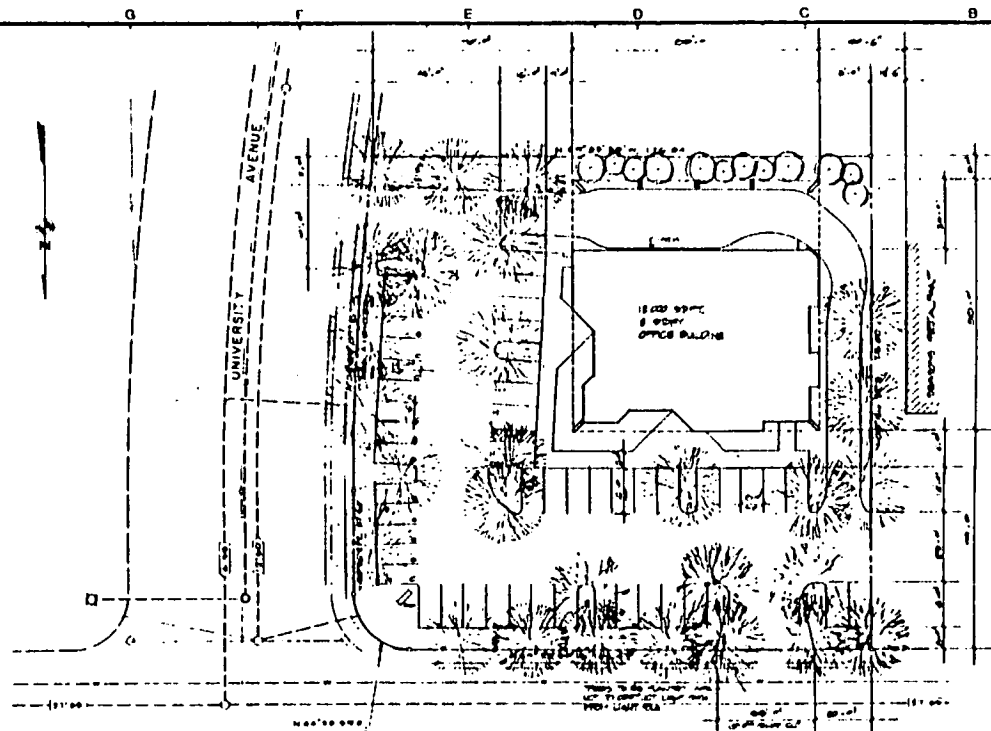
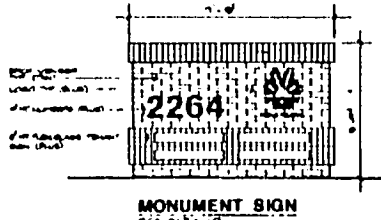
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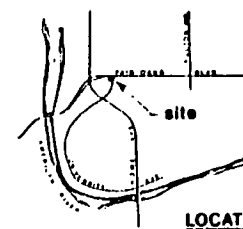
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EXHIBIT A-1

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FAIR OAKS BOULEVARD
PLOT PLAN



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